



10 Caird Avenue | Montrose | DD10 9NP

Offers Over £225,000

T. DUNCAN & CO.
Solicitors • Estate Agents





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This two storey detached villa is located to the south of Montrose on Rossie Island, within walking distance of Montrose town centre and local bus routes. Set in a quiet cul-de-sac this property is the ideal family home with both Primary and Secondary schools close by. Benefiting from gas central heating, double glazing, and solar panels. The property comprises of lounge, kitchen, dining room, four bedrooms, shower room, conservatory, porch with front and rear gardens. Off street parking with a single garage.

- Detached Villa
- Lounge: 15'6 x 12'9 (4.76m x 3.94m)
- Dining Room: 12'3 x 11'9 (3.76m x 3.63m)
- Kitchen: 11'8 x 5'9 (3.61m x 1.79m)
- Porch: 5'7 x 6'1 (1.74m x 1.87m)
- Conservatory: 15'7 x 9'9 (4.79m x 3.02m)
- Bedroom 2: 14'6 x 11'7 (4.44m x 3.58m)
- Master Bedroom: 11'9 x 11'8 (3.62m x 3.59m)
- Shower Room: 7'5 x 8'2 (2.30m x 2.51m)
- Bedroom 3: 8'9 x 13'2 (2.73m x 4.05m)
- Bedroom 4: 12'2 x 11'2 (3.72m x 3.42m)
- Front and rear gardens
- Garage



On entering via a uPVC door into the hallway the secondary door leads you into the main hallway where there is a radiator, a shelved storage cupboard with hanging rail which also houses the electric meter and fuse box.

The front facing lounge has a window overlooking the garden and is decorated to neutral colours, ample sockets, tv point and radiator.

Bedroom 2 is front facing overlooking the front garden with double fitted wardrobe and radiator.

The dining room has a side facing window, radiator, ample sockets throughout and built-in storage units.

The kitchen is rear facing with a window overlooking the rear garden. Fitted to modern base and wall units with coordinating work surfaces incorporating a 1½ stainless steel sink with mixer tap, plumbed for automatic washing machine, space for tumble drier, under counter fridge, halogen hob and electric oven.

Leading from the kitchen into the porch with a window overlooking the garden and uPVC door allowing access to the garden, there is further storage units and access to the conservatory.





The conservatory has lovely views overlooking the beautiful mature garden, laminate flooring, radiator and access into the master bedroom.

The master bedroom is rear facing with built in wardrobes with sliding mirror doors, radiator, window and door leading into the conservatory.

The modern family shower room completes the first floor living space, and is fitted with a three piece white suite, walk in shower cubicle with wet wall, vanity units, heated towel rail, and storage cabinets.





From the hallway the staircase leads you to the other two bedrooms, the Velux window floods the landing with natural light and there are ample fitted storage cupboards.

Bedroom 3 is rear facing overlooking the rear garden with storage cupboards and radiator.

Bedroom 4 has a side facing window and radiator.

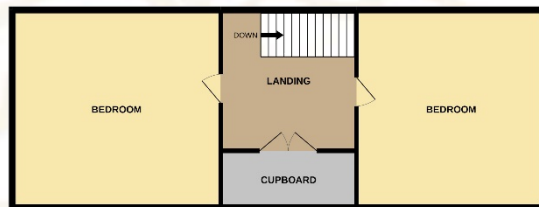
Outside to the rear of the property, this beautiful well-established garden is filled with mature plants with areas of stone chippings, paving slabs and seating area. There is access from both sides of the property to the front garden. From one side of the property there is the garden shed and garage, the garage has an up and over door and supplied with power and light.

The front garden is laid to mature shrubs, stone chippings, and slabs with side access to the rear of the property, driveway leading to the garage.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, rooms and any other feature are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown hereon have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreplan 12/2011

Services: Gas Central Heating, Double Glazing & Solar Panels

Fixtures & Fittings: Carpets, blinds & light fittings incl.

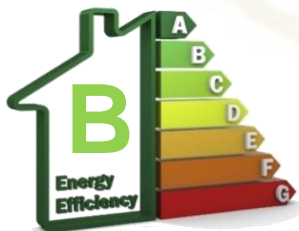
Local Authority: Angus Council

Council Tax Band: E

Post Code: DD10 9NP

Home Report: Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

Viewing: By arrangement through agent



T. DUNCAN & CO.
Solicitors • Estate Agents



143 High Street, Montrose, DD10 8QN
Telephone: 01674 672353
Fax: 01674 678345
E-mail: mpc@tduncan.com
www.tduncan.com

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